



DIRECTORS PRESENT: LOREN FARELL, PRESIDENT; RAY LEE, TREASURER; MARYANN MCKINLEY, SECRETARY; AMY BERNS, DIRECTOR; AND ALAN STROPPINI, DIRECTOR

DIRECTORS ABSENT: STEVE GUDERIAN, VICE-PRESIDENT; ED CURLEY, DIRECTOR

MANAGEMENT PRESENT: DARYL LARSON AND KYLEE JOSEPH

33 owners in attendance – Sign in sheet on file

Upon notice of duly given in accordance with NRS 116, the Board of Directors of Sierra Canyon Association held a Board of Director's Meeting on Wednesday, August 9, 2017 at Sierra Canyon Association Aspen Lodge, located at 1798 Del Webb Pkwy W, Reno, NV 89523.

### **CALL TO ORDER/ESTABLISHMENT OF QUORUM**

Loren called the meeting to order at 5:35 pm and a quorum of Members were present.

### **HOMEOWNER FORUM**

*Agenda items only in accordance with NRS 116 – Board responses in italics.*

Nancy Chontos commented on the Pulte lawsuit, speaking on her neighbor's behalf. Nancy stated that her neighbors are upset that there weren't alternative options to the lawsuit provided on the dehumidifier ballot.

### **APPROVAL OF MINUTES**

The board reviewed draft minutes from the July 12, 2017 meeting.

**MOTION:** Loren Farell moved to amend the July 12, 2017 Board of Director's minutes, to add under Legal Update – "Sierra Canyon needs 607 votes in favor or not in favor of the Pulte Lawsuit." Ray Lee moved to approve the amended July 12, 2017 minutes; Maryann McKinley seconded. Motion carries.

### **REVIEW OF FINANCIAL REPORT**

A. Treasurer's Report: Ray Lee reported on the June financials which the Budget & Finance Committee reviewed. Management working with Reno Green to look into some potential water breaks and expenditures based on high water use. There are approximately 38 days of cash in the operating fund; \$1 million in reserves, with the reserve account being at an 84% funded level.

B. Current Year to Date Financial Statements: Board reviewed the June 2017 financials.

**MOTION:** Ray Lee made a motion to acknowledge the board's review of the current unaudited June 2017 financial statements per NRS 116.31083 pending year end audit. Amy Berns seconded; Motion carries unanimously.

### **REPORTS**

A. President's Report: Loren Farell spoke on the four hearings the board held. He stated that the owners who were called to hearing did not show up and the board took appropriate action. Loren assured the homeowners present that the board will continue to take action regarding compliance.



- B. Architectural Review Committee: Robert Dreiling reported on the ARC, stating that they have had 24 applications submitted for the month and that the ARC is caught up on all of the inspections that have been called for. Additionally, Robert added that he foresees future issues in regards to the larger lots in Sierra Canyon due to the number of plants that are to be planted, etc.
- C. Budget & Finance Committee: Dennis Pellegrino reported that the committee is trying to get final input from the board and management to work into the 2018 budget. Dennis added to Ray Lee's comment on the water expenditures, stating that there were pipes that broke from the heavy winter, which probably contributed to the high water usage. Dennis stated the next Budget & Finance meeting will be held on Friday, August 11, 2017, from 8:30 AM – 10:00 AM.
- D. Facilities Committee: Harold Allred spoke on two areas the committee is working on for the Lodge. The first being the front enclosure as well as other extension for space off of existing areas of the building, which Harold has had two meetings with Tectonics and is moving forward. The second being the library partition, which a contractor by the name of Seabee Construction Painting came up with a proposal. This proposal was presented to the board. The total cost for the library partition is \$6,585.  
**MOTION:** Loren moved to accept the Seabee Construction Painting proposal of \$6,585 based on budgeted special project funds for Lodge additions; Ray Lee seconded. Motion carries unanimously.
- E. Website/Communication Committee: Alice Yucht reported that the committee can schedule a meeting with the website designer, Janet Schaper and start working on the new website as soon as the board signs the Independent Contractor Agreement.
- F. Management Report: Daryl Larson brought to the board's attention to the management report provided in their packet. Daryl recommended to the board that they amend the PRG's regarding trashcan times to be able to put your trashcan out the night before at 6:00 PM and bring it back in at 6:00 PM the following night. Melissa Ramsey brought to the board's attention that Somersett already has specified trashcan rules in their CC&R's, which gives the owner a 24 hour window to put out their trash and bring it back in.
- G. Legal update: Loren Farell provided the final vote count for the Pulte lawsuit which was 638 yes and 115 no. The association's legal counsel will move forward on this issue and the board will continue the discussion on fixing the dehumidifier. Alan Stroppini stated there has been no change or update to provide at this time in regards to the drainage issue.
- H. Fuel Reduction: Daryl Larson reported that Reno Green started and have been working on the priority 1 areas, with a budget of \$30,000 for this year. The board will start budgeting for fuel reduction for each year moving forward.

### UNFINISHED BUSINESS

- A. Association Groups: Daryl Larson stated that Weight Watchers is now a paying group due to the fact they are for profit. The board agreed to give the group a break in price, at the cost of \$100 per month, as they have been an established group for many years.
- B. Rockery Wall Inspection & Maintenance: Daryl reported that he is working with Mickey, as well as Wood Rogers to put together a proposal for the rockery walls for Villages 1-15.
- C. Pulte Dehumidifier Lawsuit Final Ballot Vote: Loren Farell provided the final vote count for the Pulte lawsuit which was 638 yes and 115 no.



- D. Website Design Contract Agreement: Board reviewed the agreement as negotiated by the vendor and Website Committee.  
**MOTION**: Ray Lee made a motion to accept the contract as written; Amy Berns seconded. Motion carries unanimously.
- E. Canyon Vista Contract Agreement: Maryann McKinley reported that Mr. and Mrs. Evjen can start working on Sierra Canyon's portion of the magazine in November or possibly December as long as the board/management provides them the information they need. Maryann stated Sierra Canyon will have two pages in the magazine, titled "Aspen Lodge News" at no hard dollar cost to our HOA. Maryann reported this is a one year contract agreement.  
**MOTION**: Maryann made a motion to accept the Advertising Agreement as written; Ray Lee seconded. Motion carries unanimously.

## NEW BUSINESS

- A. Lodge Key Card Entry System Proposals: Amy Berns reported on the potential use of a key card system for the lodge and presented two different proposals. The first proposal is from TID Systems, at the cost of \$10,546.92. The second proposal is from Burgarello Alarm Inc., at the cost of \$16,344.63. The board agreed that additional research is needed prior to accepting a proposal.
- B. Walking Stick Slope Failure Bids: Seth Padovan spoke on the bids he received to clean up the erosion around the Walking Stick area. Seth recommended to the board to open the two bids and table the final decision until the final bid has come in. The board agreed to recess on August 17, 2017, during Daryl's Den to open the three bids.
- C. Reno Green Out of Contract Proposals: Daryl Larson presented all of the current, out of contract proposals with Reno Green to the board. Daryl recommended the board approve the proposals requiring the most immediate attention.  
**MOTION**: Ray Lee made a motion to approve the expansion of drip rings and install wastewood mulch to 84 trees, under the condition the mulch is no charge to the association; approve the Hidden River dripline break; and replace the Aspen Lodge Turf; Maryann seconded. Motion carries unanimously.
- D. ARC/AGC Matters: Ray Lee spoke on the discussion that took place between himself, Ed Curley, and two board members from Somerset on the ARC/AGC issues. Between the four board members, they came up with a Draft Memorandum of Understanding and was presented to the rest of the board.  
**MOTION**: Ray Lee made a motion to accept the memorandum, pending attorney review; Maryann seconded. Alan Stroppini rose discussion on the matter, stating the ARC has not had a chance to review the memorandum and should be able to review and comment on it prior to its acceptance. Ray Lee withdraws his motion. The Memorandum of Understanding will be sent to the association's attorney, Donna Zanetti for review. The memorandum will be discussed during the board meeting on August 17, 2017.
- E. Preliminary 2018 Budget Worksheet: Ray Lee spoke on the budget worksheet and stated he wants to work fuel reduction costs into the 2018 budget. Additionally, Ray wants to set money aside for the rockery walls, and for the dehumidifier lawsuit against Pulte.



**HOMEOWNER FORUM**

***Open comments on any items.***

Lance Chontos commented on assessments and special assessments. He believes owners would prefer an increase in monthly HOA assessments, rather than a one-time special assessment.

Marcia Kakiuchi spoke on the status of fence staining. She wanted to know whether there would be approved fence colors in the future.

Madelyn Van Des Bokke commented on the white pipes in the back of her house and the weeds in the common area coming through her fence into her backyard. She also commented on the fact that there are building materials that have been sitting out for the last couple years that has not been addressed.

David Proehl commented on the empty flagpole that used to have a Pulte flag flying. He proposed Sierra Canyon come up with their own flag to place on the empty flagpole.

Kathy Cooper commented on the white pipes behind 50-60 homes in Village 12 that are laying in the common area.

Debby Mather commented on the mow strip resolution that was to be resolved by spring and whether there have been additional plants approved to be planted in the mow strips.

**BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS**

- Rockery Wall
- ARC Disclaimer
- Association Groups
- Snow Removal Bids - September

**NEXT MEETING DATE** – September 13, 2017 at 5:30 PM.

**RECESS**

Maryann McKinley moved to recess the meeting until August 17, 2017 at 10:15 AM. Ray Lee seconded; motion carries.

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**RECONVENE**

DIRECTORS PRESENT: LOREN FARELL, PRESIDENT; STEVE GUDERIAN, VICE-PRESIDENT; RAY LEE, TREASURER; MARYANN MCKINLEY, SECRETARY; AMY BERNS, DIRECTOR; ED CURLEY, DIRECTOR; AND ALAN STROPPINI, DIRECTOR

MANAGEMENT PRESENT: MELISSA RAMSEY AND KYLEE JOSEPH

26 owners in attendance – Sign in sheet on file

**CALL TO ORDER**

Loren Farell reconvened the Board meeting at 10:15 am and a quorum of Members were present.

**HOMEOWNER FORUM**

*Agenda items only in accordance with NRS 116 – Board responses in italics.*

Robert McGushin commented on the ARC/AGC matters. Robert's comments are attached hereto.





## NEW BUSINESS

- A. ARC/AGC Matters: Loren stated that the Memorandum of Understanding between the ARC and AGC will be negotiated over time and there is no hurry to address at this time. Loren also stated that additional issues, such as traffic will be included in this memorandum. The memorandum is tabled for the time being. Steve commented that the content of the memorandum is not great, but the concept of it is good. Steve stated that the memorandum needs some cleaning up. Ray Lee stated he met with the association's attorney, Donna Zanetti, and Donna agrees with the memorandum itself. Ray stated Donna will follow up with SOA's attorney. Alan commented, saying he wants more owners to chime in regarding these matters and the AGC wants to take approval authority away from the ARC. Alan stated that there has not been any recognition of mistakes made by the AGC and the discussion on this matter will continue to take place. Maryann stated there needs to be someone who understands all of the association documents and there needs to be discussion on all issues. Amy stated that this is the beginning, but we need to listen to the community in order to help put together a successful Memorandum of Understanding. Loren stated he will welcome owner's comments and suggestions to help put together the memorandum.

**MOTION:** Loren Farell made a motion to table the discussion until the SC and SOA attorneys have talked; Steve Guderian seconded. Motion carries.

- B. Walking Stick Slope Failure Bids: Maryann McKinley opened the first bid from Gradex Construction Company, reading off items to be addressed, at the cost of \$73,488. Ray Lee opened the second bid from Environmental Protection Services, reading off items to be address, at the cost of \$82,305. Alan Stropping opened the third bid from DF Drumm, reading off items to be addressed, at the cost of \$58,634. Ray Lee stated that the Facilities committee is not going to spend a lot of money on the improvements to the Aspen Lodge, so we will have additional money left over in the reserve account to cover the Walking Stick Slope failure.

**MOTION:** Steve Guderian made a motion to accept the DF Drumm bid, totaling \$58,634; Ray Lee seconded. Motion carries.

## HOMEOWNER FORUM

### *Open comments on any items.*

Margaret McGushin commented that she would like to see the ARC and AGC blend together.

Richard Dunn commented on whether or not the association's attorney is HOA specialized and hopes that the association's attorney is separate from FirstService Residential and SOA.

Ross Bowman commented on the efforts of the board to try and come to an agreement between the ARC and the AGC and is looking forward to the Memorandum of Understanding coming together, as well as an ARC/AGC training session.

Paul Casazza thanked the board for beginning the discussion between the ARC and AGC. He also commented that not everything is Pulte's fault.

Patrick Cassidy commented on the flooding into his yard that was previously presented to the BOD.

Donald Lang commented, saying the ARC and AGC needs to get together and work together.

James McKee commented on the fact that most owners fail to read all of the association documents given to them at the time of closing on their home. He suggested the BOD get a group together to go over these documents with new owners.





**ADJOURNMENT**

Ray Lee moved to adjourn at 11:00 AM; Steve Guderian seconded. Motion carries.

Respectfully Submitted for Board review and Approval:

APPROVED,

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Board Secretary

